



Legislation Text

File #: 19-0580, Version: 3

TO: Mayor Richard C. Irvin

FROM: Planning Commission

DATE: August 8, 2019

SUBJECT:

A Resolution Approving the Final Plat for Meadow Ridge Subdivision, being Vacant Land located at the southwest corner of Meadowridge Drive and 75th Street, and Granting the Developer the Authority to Install the Contemplated Utilities (Pulte Home Company, LLC - 19-0580 / NA28/3-19.100-Fsd/Fpn - JM - Ward 8)

PURPOSE:

The Petitioner Pulte Home Company, LLC is requesting approval of a Final Plat for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street which includes the subdivision of 11.34 acres into 21 lots for the development of 80 front-loaded townhomes and associated stormwater detention.

BACKGROUND:

The Subject Property is currently Vacant Land with R-4A(S) Two-Family Dwelling District with a Special Use and OS-1(S) Conservation, Open Space, and Drainage District with a Special Use zoning, which is part of the Ocean Atlantic Woodland Corporation Special Use Planned Development. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The Petitioner is requesting approval of a Final Plat for Lots 1-21 of Meadow Ridge Subdivision. The details of the request include a subdivision into 21 lots with 18 being for development of townhomes, two for blanket city easements, and one for a stormwater detention facility. This request also includes granting to the developer the City's authority to install utilities upon any existing easement. The contemplated utilities for the development is being serviced by a connection to existing utilities located on property to the east within an existing Blanket Utility Easement approved by the McCarty Center Plat of Subdivision. The existing easement provides the City the ability to construct and install utilities within the easement. This resolution grants that ability to the Developer, which allows them to construct the contemplated easements for this development.

Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Lots 1-21 of Meadow Ridge Subdivision for a ROW Dwelling (Party Wall) (1130) Use. The stormwater detention is located at the corner of 75th Street and Meadowridge Drive. The development is accessed by a road south of the detention that runs in a circle around the townhome development creating a center open area that will contain four buildings. The townhomes to the north of the internal road feature a 40 foot setback to provide buffer from the adjacent 75th Street. The rear of the townhomes to the

east of the internal road overlook the detention facility. The townhomes to the south abut a park. Three corners of the road contain a private drive to access three additional buildings. All the units are front-loaded with a two-car wide driveway that is 25 feet deep. The buildings are a mixture of four units in the center and to the south with the remainder being five units with one six unit. Some units will have the option to add a sunroom and all units will have the option of a habitable attic.

The Landscape Plan provides buffering to 75th Street and to the business complex to the west through the use of a six foot fence and a mixture of canopy and evergreen trees. The site features shrubs along Meadowridge Drive, abutting the park and at the development's entrance.

The Building Elevations depict a traditional townhome design featuring varying roofline through the use of projecting gables and a mixture of shed and gable dormers. The building is clad with brick around the garage with a mixture of vertical and horizontal siding on the second-story. The Signage shows a sign with a brick base and limestone engraved with the development's name.

DISCUSSION:

Staff has reviewed the Final Plat petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1(3) To encourage new development contiguous to existing development.

RECOMMENDATIONS:

The Planning Commission recommended APPROVAL of A Resolution Approving the Final Plat for Meadow Ridge Subdivision, being Vacant Land located at the southwest corner of Meadowridge Drive and 75th Street, and Granting the Developer the Authority to Install the Contemplated Utilities.

ATTACHMENTS:

EXHIBITS:

- Exhibit "A" Final Plat
- Land Use Petition with Supporting Documents
- Property Research Sheet
- Legistar History Report

Legistar Number: 19-0580

cc:
Alderman Michael B. Saville, Chairperson

Alderman Sherman Jenkins, Vice Chairperson
Alderman Carl Franco
Alderman Robert J. O'Connor
Alderman Juany Garza



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving the Final Plat for Meadow Ridge Subdivision, being Vacant Land located at the southwest corner of Meadowridge Drive and 75th Street, and Granting the Developer the Authority to Install the Contemplated Utilities

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS by petition dated July 2, 2019, Pulte Home Company, LLC filed with the City of Aurora a petition requesting approval of a Final Plat for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the request submitted by Pulte Home Company, LLC shows the contemplated utilities for the development being serviced by a connection to existing utilities to the east of the property within an existing Blanket Utility Easement approved by the McCarthy Center Plat of Subdivision, which grants the City the ability to construct and install any utility transmission or distribution systems and lines upon the easement; and

WHEREAS, in order to allow the installation of the contemplated utilities required for this development, the City wants to grant to the Pulte Home Company, LLC the City's authority to construct or install utilities within the existing Blanket Utility Easement; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on August 7, 2019, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on August 14, 2019, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and

recommended APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plat and grants to the Developer, Pulte Home Company, LLC the City's authority to construct or install any utility transmission or distribution systems and lines upon any easement in favor of the City that is necessary to complete the improvements contemplated by this Final Plat and Plan.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications or vacations deemed necessary by the Aurora City Engineer.